

REAL ESTATE AUCTION



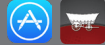
Auction Manager: Jerry Ehle
AC63001504, AU19300123

AUGUST 2018						
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Monday, August 27 • 6PM | 8001 Winchester RD, SW Allen CO, IN
Open House: Sunday, August 5 & August 12 • 2PM-4PM | Tuesday, August 14 • 5PM-7PM

REAL ESTATE AUCTION

Monday, August 27 • 6PM
8001 Winchester Road
SW Allen CO • Indiana

- 1800 sq.ft. partially bermed earth sheltered home on 8± acres
- 4± acre building site
- 14± acre wooded hunting/recreation land with nearly 1000 ft. of river frontage

26±
ACRES IN
3 TRACTS

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Feel free to call our office for a private showing: 260-749-0445 • 866-340-0445



REAL ESTATE AUCTION

Monday, August 27 • 6PM

8001 Winchester RD, SW Allen CO, IN
Located South of Lower Huntington RD

Open House: Sunday, August 5 & 12 • 2PM-4PM | Tuesday, August 14 • 5PM-7PM

TRACT 1: A 3 bedroom, 2 1/2 bath, 1800 sq.ft. partially bermed ranch home and 8± acres. Wake up to the beauty of nature in this natural lighted gorgeous home. A spacious kitchen blends in with living and sitting areas to give a very open concept home. The bright kitchen features custom natural oak cabinets including a center island with sink and bar area. There is a gas range/stove, refrigerator and dishwasher included. An 11ft. x 14ft. eat in area provides additional space in the kitchen area. A hearth area off of the kitchen boasts a Woodstock Soapstone Co Stove, which is very clean and efficient. Even with new geothermal system in place it will heat the entire home evenly. The great room features a wall of windows looking out to the terraced sandstone and boulder flowerbeds. The sitting area off of the kitchen offers a great office space area or just relax and read. The master bedroom has a walk-out door onto patio lined with tiered flower beds and a stone walkway to fire pit. The master has a tiled walk-in shower plus jetted tub. There is a walk-in closet. There is a bright main bath with washer/dryer. There is tile flooring throughout the home and Spanish lace ceilings. There is an extra large 2 car attached garage with half bath that includes utility sink and stool. A new wrap around deck on the front of the home. There is a 24 x 36 wood frame run in barn with electricity for animals or storage. This property also has an outdoor shower covered with flowering plants. A home inspection was completed and is available for your review! **UTILITIES:** Geothermal furnace and central air. The roof is 4 years old. The home is hooked up to public sewer and has a well.

TRACT 2: 4± ACRE BUILDING SITE! This site has over 350ft. of road frontage on Winchester Road. There is a natural elevation towards the back of the tract for a potential walk-out site. There is a beautiful view over the adjoining river bottom of trees, wildlife and nature. The site is bordered to the south by woods and to the north by country fields. Build your dream home on this quiet country feel site, yet within minutes of city amenities! City water and sewer are available.

TRACT 3: 14± ACRES OF NATURAL WOODS WITH OVER 1000 FEET OF RIVER FRONTAGE! This tract was put into a nature floodplain easement. Access to this tract will be through an ingress/egress easement over tract 1. New trees were planted 6 years ago. This is a tremendous wildlife draw with paths and sites overlooking the river. A camp fire site is down along the river. This is a great hunting and recreation area! Wildlife seen on property are deer, wild turkeys, blue heron, and fox. Enjoy canoeing, kayaking, and fishing on the river off of your very own nature preserve!

AUCTIONEER'S NOTE: The setting of this property is secluded, private, peaceful, yet right next to town. Wake up to the beauty of nature every morning! Enjoy a bonfire overlooking the gardens, flanked by nature abounding! This property is a 1/2 mile to the River Greenway and would be an easy bike ride to work or downtown Fort Wayne. There is plenty of space to have a large garden or small market business. It had been a successful farmer's market for almost 20 years. For the animal lover, this is a dog's dream! There is plenty of room to run and swim. The run-in barn is perfect for a horse or two! This quiet and very private setting gives you the sound of nature, not traffic. Customize your bidding by purchasing one or all of these tracts for your very own piece of heaven!

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price. **DOWN PAYMENT:** \$5000 cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. APPROVAL OF BID PRICES:** At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable. **DEED & EVIDENCE OF TITLE:** Seller shall provide a Warranty deed and Owner's Title Insurance Policy in the amount of the purchase price. **CLOSING:** Balance of purchase price is due in cash at closing, which will take place on or before September 28, 2018. The cost for an insured closing will be shared 50/50 between Buyer and Seller. **POSSESSION:** Possession is at closing. **REAL ESTATE TAXES:** The Real Estate taxes shall be pro-rated to the date of closing. The Buyer(s) to pay all thereafter. **DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing **ACREAGE:** All acreage is approximate and has been



estimated based on current legal descriptions and/or aerial photos. **SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey. **EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspection.

SELLERS: Tim Persing & Loretta Bazar-Persing
AUCTIONEER: Jerry Ehle

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